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Mary A Schott

Mary A. Schott
Clerk of Court



Entered on Docket
January 25, 2019

LAW OFFICES OF BYRON THOMAS
Byron E. Thomas, Esq.
Nevada Bar No. 8906
3275 S. Jones Blvd. Ste. 104
Las Vegas, Nevada 89146
Phone: (702) 347-3101
Counsel for the Debtor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

JO & MIKE PROPERTIES, LLC

Debtor.

Case No.: 18-17271-MKN

Chapter: 11

**EX PARTE ORDER APPROVING
REDACTION OF PRIVATE
INFORMATION**

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1 The Court having considered the Ex Parte Motion to Redact Private Information
2 (the "Motion"), and good cause appearing:

3 IT IS HEREBY ORDERED that the Motion is GRANTED;

4 IT IS FURTHER ORDERED that the attached document shall replace Docket Entry
5 No. 1.

6
7 SUBMITTED BY:

8
9 LAW OFFICES OF BYRON THOMAS

10 /s/ Byron E. Thomas, Esq.

11 Byron E. Thomas, Esq.
12 Nevada Bar No. 8906
13 3275 S. Jones Blvd. Ste. 104
14 Las Vegas, Nevada 89146
15 Phone: (702) 747-3103
16 *Counsel for the Debtor*

17 ###
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2 Fill in this information to identify the case:

United States Bankruptcy Court for the:

_____ District of Nevada
(State)

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name JO & MIKE PROPERTIES, LLC

2. All other names debtor used in the last 8 years NOT APPLICABLE
Include any assumed names, trade names, and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 26-2934889

4. Debtor's address

Principal place of business			Mailing address, if different from principal place of business		
<u>2675 S. Jones Blvd, #109</u>			<u>Same</u>		
Number	Street		Number	Street	
<u>Las Vegas Nevada 89146</u>			<u>P.O. Box</u>		
City	State	ZIP Code	City	State	ZIP Code
<u>Clark County</u>			<u>Location of principal assets, if different from principal place of business</u>		
County			<u>Same</u>		
			Number	Street	
			City	State	ZIP Code

5. Debtor's website (URL) Not Applicable

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.
5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9

X Chapter 11. Check all that apply:

X Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).

X The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).

- ☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

X No

☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____ MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

X No

☐ Yes. Debtor _____ Relationship _____ District _____
When _____

List all cases. If more than 1, attach a separate list.

Case number, if known _____ MM / DD / YYYY

Debtor

Case number (if known) _____

11. Why is the case filed in this district?

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property?

Number _____ Street _____

City _____ State _____ ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

Funds will be available for distribution to unsecured creditors.

☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5,001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated assets

☐ \$0-\$50,000

☐ \$50,001-\$100,000

☐ \$100,001-\$500,000

☒ \$500,001-\$1 million

☐ \$1,000,001-\$10 million

☐ \$10,000,001-\$50 million

☐ \$50,000,001-\$100 million

☐ \$100,000,001-\$500 million

☐ \$500,000,001-\$1 billion

☐ \$1,000,000,001-\$10 billion

☐ \$10,000,000,001-\$50 billion

☐ More than \$50 billion

Debtor

Case number (if known) _____

16. Estimated liabilities

- | | | |
|---|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input checked="" type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

- ☒ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- ☒ I have been authorized to file this petition on behalf of the debtor.
- ☒ I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/10/2018
MM/DD/YYYY

x [Signature]
Signature of authorized representative of debtor

Mike J Moore
Printed name

Title Managing Member

18. Signature of attorney

x [Signature] 12/10/2018
Signature of attorney for debtor Date
MM/DD/YYYY

Byron Thomas
Printed name

Law offices of Byron Thomas
Firm name

3275 S. Jones Blvd, #104 L
Number Street

Las Vegas
City

702 747-3103
Contact phone

8906
Bar number

NV 89146
State ZIP Code

Byronthomslaw@gmail.com
Email address

NV
State

1065 U.S. Return of Partnership Income For calendar year 2017, or tax year beginning _____, 2017, ending _____, 20____ Go to www.irs.gov/Form1065 for instructions and the latest information.		OMB No. 1545-0023 2017	
Department of the Treasury Internal Revenue Service Principal business activity E RENTAL Principal product or service E RENTAL Business code number 31120		Name of partnership JO & MIKE PROPERTIES LLC Number, street, and room or suite no. If a P.O. box, see the instructions. 6490 W DESERT INN RD City or town, state or province, country, and ZIP or foreign postal code LAS VEGAS NV 89146	
		D Employer identification number 34889 E Date business started 04/25/2008 F Total assets (see the instructions) \$ 862,304	

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return
 (6) ☐ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **> 2**

J Check if Schedules C and M-3 are attached ☐

Caution. Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a	Gross receipts or sales	1a				
	b	Returns and allowances	1b				
	c	Balance. Subtract line 1b from line 1a	1c			0	
	2	Cost of goods sold (attach Form 1125-A)	2			0	
	3	Gross profit. Subtract line 2 from line 1c	3			0	
	4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)	4			0	
	5	Net farm profit (loss) (attach Schedule F (Form 1040))	5			0	
	6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6			0	
	7	Other income (loss) (attach statement)	7			0	
	8	Total income (loss). Combine lines 3 through 7	8			0	
	See the instructions for limitations	9	Salaries and wages (other than to partners) (less employment credits)	9			0
		10	Guaranteed payments to partners	10			0
		11	Repairs and maintenance	11			0
		12	Bad debts	12			
		13	Rent	13			
		14	Taxes and licenses	14			
		15	Interest	15			
		16a	Depreciation (if required, attach Form 4562)	16a		0	
		b	Less depreciation reported on Form 1125-A and elsewhere on return	16b			0
		17	Depletion (Do not deduct oil and gas depletion.)	17			
		18	Retirement plans, etc.	18			
		19	Employee benefit programs	19			
20		Other deductions (attach statement)	20			0	
21		Total deductions. Add the amounts shown in the far right column for lines 9 through 20.	21			0	
22	Ordinary business income (loss). Subtract line 21 from line 8	22			0		

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member _____ Date _____

Print/type preparer's name _____ Preparer's signature _____ Date _____

LEANNE DUNK

Firm's name **M J Moore & Company LLC** Firm's EIN **34-30777**

Firm's address **6490 W Desert Inn Rd Las Vegas NV 89146** Phone no. **(702) 253-7499**

Education Act Notice, see separate instructions. Cat. No. 11399Z Form 1065 (2017)

Form 1065 (2017)

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Schedule Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other				
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
3 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					
4 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details				Yes	No
6 Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3. If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					
7 Is this partnership a publicly traded partnership as defined in section 469(f)(2)?					
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					
10 At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. If-					

Form 1065 (2017)

Form 1065 (2017)

Supplemental Information Other Information (continued)

Page 3

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions.		
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions.		
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions.		
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶		
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions		
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
20 Enter the number of partners that are foreign governments under section 892. ▶		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the instructions for Form 8938)?		

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP	Identifying number of TMP
If the TMP is an entity, name of TMP representative	Phone number of TMP
Address of designated TMP	

Form 1065 (2017)

Form 1065 (2017)

Page 4

Schedule K-1 Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0
	2 Net rental real estate income (loss) (attach Form 8825)	2	-62,093
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	0
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	0
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	0
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	0	
b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain (attach statement)	9c	0	
10 Net section 1231 gain (loss) (attach Form 4797)	10	0	
11 Other income (loss) (see instructions) Type ▶	11	0	
Deductions	12 Section 179 deduction (attach Form 4562)	12	0
	13a Contributions	13a	0
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	0
d Other deductions (see instructions) Type ▶	13d	0	
Self-Employment	14a Net earnings (loss) from self-employment	14a	0
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	0
Credits	15a Low-income housing credit (section 42(j)(5))	15a	0
	b Low-income housing credit (other)	15b	0
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	0
	d Other rental real estate credits (see instructions) Type ▶	15d	0
	e Other rental credits (see instructions) Type ▶	15e	0
	f Other credits (see instructions) Type ▶	15f	0
Foreign Transactions	16a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	d Foreign gross income sourced at partnership level		
	e Passive category ▶ f General category ▶ g Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	h Interest expense ▶ i Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	j Passive category ▶ k General category ▶ l Other ▶	16k	
	m Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
	n Reduction in taxes available for credit (attach statement)	16m	0
Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties—gross income	17d	
	e Oil, gas, and geothermal properties—deductions	17e	
	f Other AMT items (attach statement)	17f	0
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Form 1065 (2017)

Form 1065 (2017)

Analysis of Net Income (Loss)

Page 5

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16i						1	-62,093
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nonreside/Other	
a General partners							
b Limited partners							

Schedule M-1 Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash					
2a Trade notes and accounts receivable					
b Less allowance for bad debts			0		0
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)			0		0
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans					
8 Other investments (attach statement)			0		0
9a Buildings and other depreciable assets		850,000		850,000	
b Less accumulated depreciation		182,534	667,466	200,696	649,304
10a Depletable assets					
b Less accumulated depletion			0		0
11 Land (net of any amortization)			213,000		213,000
12a Intangible assets (amortizable only)					
b Less accumulated amortization			0	0	0
13 Other assets (attach statement)			0		0
14 Total assets			380,466		862,304
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach statement)			0		0
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more			642,522		624,872
20 Other liabilities (attach statement)			0		0
21 Partners' capital accounts			237,944		237,432
22 Total liabilities and capital			860,466		862,304

Schedule M-2 Reconciliation of Income (Loss) per Books With Income (Loss) per Return			
Note. The partnership may be required to file Schedule M-3 (see instructions).			
1 Net income (loss) per books	-62,093	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a Tax-exempt interest \$	0
3 Guaranteed payments (other than health insurance)	0	7 Deductions included on Schedule K, lines 1 through 13d, and 16i, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16i (itemize):		a Depreciation \$	0
a Depreciation \$		8 Add lines 6 and 7	0
b Travel and entertainment \$	0	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-62,093
5 Add lines 1 through 4	-62,093		

Schedule M-2 Analysis of Partners' Capital Accounts			
1 Balance at beginning of year	237,944	6 Distributions: a Cash	
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-62,093		0
4 Other increases (itemize):	0	8 Add lines 6 and 7	0
5 Add lines 1 through 4	175,851	9 Balance at end of year. Subtract line 8 from line 5	175,851

Form 1065 (2017)

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2017

For calendar year 2017, or tax year

beginning / / ending / /

Partner's Share of Income, Deductions,
Credits, etc.

See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
34889

B Partnership's name, address, city, state, and ZIP code
JO & MIKE PROPERTIES LLC
6490 W DESERT INN RD
LAS VEGAS NV 89146

C IRS Center where partnership filed return

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
34889-9205

F Partner's name, address, city, state, and ZIP code
JO ANN JOHANNESSEN TRUST
UA DTD NOV 1 2004 JOHANNESSEN TRUST
LAS VEGAS NV 89130

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? 1-Individual

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	0 %	0 %
Loss	100 %	100 %
Capital	50 %	50 %

K Partner's share of liabilities at year end:

Nonrecourse \$

Qualified nonrecourse financing \$

Recourse \$

L Partner's capital account analysis:

Beginning capital account	\$	361,157
Capital contributed during the year	\$	57,950
Current year increase (decrease)	\$	-62,093
Withdrawals & distributions	\$	0
Ending capital account	\$	357,014

☒ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

☐ Final K-1☐ Amended K-1

651117

OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0	15 Credits
2 Net rental real estate income (loss)	-62,093	
3 Other net rental income (loss)	0	16 Foreign transactions
4 Guaranteed payments		
5 Interest income	0	
6a Ordinary dividends	0	
6b Qualified dividends	0	
7 Royalties	0	
8 Net short-term capital gain (loss)	0	
9a Net long-term capital gain (loss)	0	17 Alternative minimum tax (AMT) items
9b Collectibles (28%) gain (loss)	0	
9c Unrecaptured section 1250 gain	0	
10 Net section 1231 gain (loss)	0	18 Tax-exempt income and nondeductible expenses
11 Other income (loss)	0	
12 Section 179 deduction		19 Distributions
13 Other deductions		
14 Self-employment earnings (loss)	0	20 Other information

*See attached statement for additional information.

For IRS Use Only

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2017

For calendar year 2017, or tax year:

beginning / / ending / / Partner's Share of Income, Deductions,
Credits, etc.

See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number

994839

B Partnership's name, address, city, state, and ZIP code

JO & MIKE PROPERTIES LLC

6490 W DESERT INN RD

LAS VEGAS

NV

89146

C IRS Center where partnership filed return

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number

994839-3077

F Partner's name, address, city, state, and ZIP code

MIKE MOORE

PO BOX 30211

LAS VEGAS

NV

89173

G ☒ General partner or LLC member-manager☐ Limited partner or other LLC memberH ☒ Domestic partner☐ Foreign partner

I What type of entity is this partner? 1-Individual

J If this partner is a retirement plan (RRA/SEP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital (see instructions):

Beginning

Ending

Profit	0 %	0 %
Loss	0 %	0 %
Capital	50 %	50 %

L Partner's share of liabilities at year end:

Nonrecourse	\$	
Qualified nonrecourse financing	\$	
Recourse	\$	

M Partner's capital account analysis:

Beginning capital account	\$	
Capital contributed during the year	\$	
Current year increase (decrease)	\$	0
Withdrawals & distributions	\$ (0)
Ending capital account	\$	0

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explaining)

N Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

☐ Final K-1☐ Amended K-1651117
OMB No. 1545-0025Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0	15 Credits
2 Net rental real estate income (loss)	0	
3 Other net rental income (loss)	0	16 Foreign transactions
4 Guaranteed payments		
5 Interest income	0	
6a Ordinary dividends	0	
6b Qualified dividends	0	
7 Royalties	0	
8 Net short-term capital gain (loss)	0	
9a Net long-term capital gain (loss)	0	17 Alternative minimum tax (AMT) items
9b Collectibles (28%) gain (loss)	0	
9c Unrecaptured section 1250 gain	0	
10 Net section 1231 gain (loss)	0	18 Tax-exempt income and nondeductible expenses
11 Other income (loss)		
12 Section 179 deduction	0	19 Distributions
13 Other deductions		
14 Self-employment earnings (loss)	0	20 Other information

See attached statement for additional information.

For IRS Use Only

Form 4562

Depreciation and Amortization
(Including Information on Listed Property)

Department of the Treasury
Internal Revenue Service (991)

▶ Attach to your tax return.
▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No. 1545-0172
2017
Attachment
Sequence No. 179

Name(s) shown on return
JO & MIKE PROPERTIES LLC

Business or activity to which this form relates

Identifying number
4889

Part I Election To Expense Certain Property Under Section 179
Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	510,000
2	Total cost of section 179 property placed in service (see instructions)	2	0
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,030,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	510,000

(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7	0
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	0
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	0
10 Carryover of disallowed deduction from line 13 of your 2016 Form 4562	10	0
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	510,000
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	0
13 Carryover of disallowed deduction to 2018. Add lines 9 and 10, less line 12	13	0

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	0
15 Property subject to section 168(f)(1) election	15	0
16 Other depreciation (including ACRS)	16	0

Part III MACRS Depreciation (Don't include listed property.) (See instructions.)

Section A

17 MACRS deductions for assets placed in service in tax years beginning before 2017	17	21,794
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B—Assets Placed in Service During 2017 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property		0	0			0
b 5-year property		0	0			0
c 7-year property		0	0			0
d 10-year property		0	0			0
e 15-year property		0	0			0
f 20-year property		0	0			0
g 25-year property		0	0			0
h Residential rental property		0	0			0
i Nonresidential real property		0	0			0

Section C—Assets Placed in Service During 2017 Tax Year Using the Alternative Depreciation System

20a Class life		0	0			0
b 12-year		0	0			0
c 40-year		0	0			0

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 26	21	0
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	21,794
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 12908N Form 4562 (2017)

Form 4562 (2017)

Page 2

Part I Listed Property (include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No 24b If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
--	----------------------------------	--	----------------------------	--	---------------------------	------------------------------	----------------------------------	------------------------------------

25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) 25

26 Property used more than 50% in a qualified business use:

		%						
		%						
		%						

27 Property used 50% or less in a qualified business use:

		%				S/L -		
		%				S/L -		
		%				S/L -		

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 28 0

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 29 0

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1	(b) Vehicle 2	(c) Vehicle 3	(d) Vehicle 4	(e) Vehicle 5	(f) Vehicle 6
30 Total business/investment miles driven during the year (don't include commuting miles)						
31 Total commuting miles driven during the year						
32 Total other personal (noncommuting) miles driven						
33 Total miles driven during the year. Add lines 30 through 32	0	0	0	0	0	0
34 Was the vehicle available for personal use during off-duty hours?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
35 Was the vehicle used primarily by a more than 5% owner or related person?						
36 Is another vehicle available for personal use?						

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons (see instructions).

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.)		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part II Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2017 tax year (see instructions):					
43 Amortization of costs that began before your 2017 tax year				43	0
44 Total. Add amounts in column (f). See the instructions for where to report				44	0

Form 4562 (2017)

Form 8825
(Rev. September 2017)
Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ Attach to Form 1065, Form 1065-B, or Form 1120S.
▶ Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name JO & MIKE PROPERTIES LLC

Employer identification number

26-34889

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.						
Physical address of each property—street, city, state, ZIP code				Type—Enter code 1–8; see page 2 for list	Fair Rental Days	Personal Use Days
A	6490 W DESERT INN RD LAS VEGAS NV 89146			4	365	0
B						
C						
D						

Rental Real Estate Income		Properties			
		A	B	C	D
2 Gross rents	2	0			
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4	0	0	0	0
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest	9	37,130			
10 Repairs	10				
11 Taxes	11	3,020			
12 Utilities	12	149			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	21,794	0	0	0
15 Other (list) ▶	15				
Total Other Expenses					
16 Total expenses for each property. Add lines 3 through 15	16	62,093	0	0	0
17 Income or (loss) from each property. Subtract line 16 from line 2	17	-62,093	0	0	0
18a Total gross rents. Add gross rents from line 2, columns A through H	18a	0			
b Total expenses. Add total expenses from line 16, columns A through H	18b	62,093			
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	0			
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a				
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.					
(1) Name	(2) Employer identification number				
21 Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21	-62,093			
• Form 1065 or 1120S: Schedule K, line 2; or					
• Form 1065-B: Part I, line 4					

1065 Department of the Treasury Internal Revenue Service		U.S. Return of Partnership Income For calendar year 2017, or tax year beginning _____, 2017, ending _____, 20____		OMB No. 1545-0023 2017
Principal business activity E RENTAL Principal product or service E RENTAL Business code number 31120		Name of partnership JO & MIKE PROPERTIES LLC Number, street, and room or suite no. If a P.O. box, see the instructions. 6490 W DESERT INN RD City or town, state or province, country, and ZIP or foreign postal code LAS VEGAS NV 89146		D Employer identification number 834669 E Date business started 04/25/2008 F Total assets (see the instructions) \$ 862,304
G Check applicable boxes: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change (5) <input type="checkbox"/> Amended return (6) <input type="checkbox"/> Technical termination - also check (1) or (2)				
H Check accounting method: (1) <input checked="" type="checkbox"/> Cash (2) <input type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) _____				
I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year > 2				
J Check if Schedules C and M-3 are attached <input type="checkbox"/>				
Caution. Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.				
Income (See the instructions for limitations)	1a	Gross receipts or sales		
	b	Returns and allowances		
	c	Balance. Subtract line 1b from line 1a		1c 0
	2	Cost of goods sold (attach Form 1125-A)		2 0
	3	Gross profit. Subtract line 2 from line 1c		3 0
	4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4 0
	5	Net farm profit (loss) (attach Schedule F (Form 1040))		5 0
	6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6 0
	7	Other income (loss) (attach statement)		7 0
	8	Total income (loss). Combine lines 3 through 7		8 0
	9	Salaries and wages (other than to partners) (less employment credits)		9 0
	10	Guaranteed payments to partners		10 0
	11	Repairs and maintenance		11 0
	12	Bad debts		12
	13	Rent		13
	14	Taxes and licenses		14
	15	Interest		15
	16a	Depreciation (if required, attach Form 4562)	16a 0	
	b	Less depreciation reported on Form 1125-A and elsewhere on return	16b	16c 0
	17	Depletion (Do not deduct oil and gas depletion.)		17
	18	Retirement plans, etc.		18
	19	Employee benefit programs		19
20	Other deductions (attach statement)		20 0	
21	Total deductions. Add the amounts shown in the far right column for lines 9 through 20.		21 0	
22	Ordinary business income (loss). Subtract line 21 from line 8		22 0	
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.				
Signature of partner or limited liability company member LEANNE DUNK		Date 01/25/2018		May the IRS discuss this return with the preparer shown below (see instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Print/type preparer's name LEANNE DUNK		Preparer's signature LEANNE DUNK		Check <input type="checkbox"/> if self-employed PTIN P01452540
Firm's name M J Moore & Company LLC		Firm's EIN 834669		Phone no. (702)253-7499
Firm's address 6490 W Desert Inn Rd Las Vegas NV 89146		Cat. No. 113902		Form 1065 (2017)
Education Act Notice, see separate instructions.				

Form 1065 (2017)

Schedule E-1 Other Information

Page 2

1 What type of entity is filing this return? Check the applicable box:					Yes	No
a <input type="checkbox"/> Domestic general partnership		b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company		d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership		f <input type="checkbox"/> Other <input type="checkbox"/>				
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?						X
3 At the end of the tax year:						
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership						
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership						
4 At the end of the tax year, did the partnership:						
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below						X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock		
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below						X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details					Yes	No
6 Does the partnership satisfy all four of the following conditions?						
a The partnership's total receipts for the tax year were less than \$250,000.						
b The partnership's total assets at the end of the tax year were less than \$1 million.						
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.						
d The partnership is not filing and is not required to file Schedule M-3. If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.						
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?						
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?						
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?						
10 At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country, <input type="checkbox"/>						

Form 1065 (2017)

Form 1065 (2017)

Supplemental Other Information (continued)

Page 3

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions.		
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions.		
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions.		
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property? <input type="checkbox"/>		
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶		
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions		
b If "Yes," did you or will you file required Form(s) 1099?		
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
20 Enter the number of partners that are foreign governments under section 892. ▶		
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
22 Was the partnership a specified domestic entity required to file Form 9938 for the tax year (See the instructions for Form 9938)?		

Designation of Tax Matters Partner (See instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP	Identifying number of TMP
If the TMP is an entity, name of TMP representative	Phone number of TMP
Address of designated TMP	

Form 1065 (2017)

Form 1065 (2017)

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0
	2 Net rental real estate income (loss) (attach Form 8825)	2	-62,093
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	0
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Guaranteed payments	4	0
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	0
Deductions	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	0
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	0
	10 Net section 1231 gain (loss) (attach Form 4797)	10	0
	11 Other income (loss) (see instructions) Type ▶	11	0
	12 Section 179 deduction (attach Form 4562)	12	0
	13a Contributions	13a	0
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	0
	d Other deductions (see instructions) Type ▶	13d	0
	Self-Employment	14a Net earnings (loss) from self-employment	14a
b Gross farming or fishing income		14b	
c Gross nonfarm income		14c	0
15a Low-income housing credit (section 42(j)(5))		15a	0
Credits	b Low-income housing credit (other)	15b	0
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	0
	d Other rental real estate credits (see instructions) Type ▶	15d	0
	e Other rental credits (see instructions) Type ▶	15e	0
	f Other credits (see instructions) Type ▶	15f	0
	16a Name of country or U.S. possession ▶	16b	
Foreign Transactions	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	g Deductions allocated and apportioned at partner level	16g	
	h Interest expense ▶ i Other ▶	16h	
	j Deductions allocated and apportioned at partnership level to foreign source income	16i	
	k Passive category ▶ l General category ▶ m Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l	
	m Reduction in taxes available for credit (attach statement)	16m	0
	n Other foreign tax information (attach statement)	16n	
	Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a
b Adjusted gain or loss		17b	
c Depletion (other than oil and gas)		17c	
d Oil, gas, and geothermal properties—gross income		17d	
e Oil, gas, and geothermal properties—deductions		17e	
f Other AMT items (attach statement)		17f	0
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Form 1065 (2017)

Form 1065 (2017)

Page 5

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16i.						1	-62,093
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners							

Schedule M-1 Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash					
2a Trade notes and accounts receivable					
b Less allowance for bad debts			0		0
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)			0		0
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans					
8 Other investments (attach statement)			0		0
9a Buildings and other depreciable assets		850,000		850,000	
b Less accumulated depreciation		182,534	667,466	200,696	649,304
10a Depletable assets					
b Less accumulated depletion			0	0	0
11 Land (net of any amortization)			213,000		213,000
12a Intangible assets (amortizable only)					
b Less accumulated amortization			0	0	0
13 Other assets (attach statement)			0		0
14 Total assets			880,466		862,304
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach statement)			0		0
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more			642,522		624,872
20 Other liabilities (attach statement)			0		0
21 Partners' capital accounts			237,944		237,432
22 Total liabilities and capital			880,466		862,304

Schedule M-2 Reconciliation of Income (Loss) per Books With Income (Loss) per Return
Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	-62,093	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	0	a Tax-exempt interest \$	0
3 Guaranteed payments (other than health insurance)	0	7 Deductions included on Schedule K, lines 1 through 13d, and 16i, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16i (itemize):		a Depreciation \$	0
a Depreciation \$		8 Add lines 6 and 7	0
b Travel and entertainment \$	0	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 2 from line 5	-62,093
5 Add lines 1 through 4	-62,093		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	237,944	6 Distributions: a Cash	
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-62,093		0
4 Other increases (itemize):	0	8 Add lines 6 and 7	0
5 Add lines 1 through 4	175,851	9 Balance at end of year. Subtract line 6 from line 5	175,851

Form 1065 (2017)

651117

OMB No. 1545-0123

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2017

For calendar year 2017, or tax year

beginning / / ending / /

Partner's Share of Income, Deductions,
Credits, etc.

▶ See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
34889

B Partnership's name, address, city, state, and ZIP code
JO & MIKE PROPERTIES LLC
6490 W DESERT INN RD
LAS VEGAS NV 89146

C IRS Center where partnership filed return

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
34889-9205

F Partner's name, address, city, state, and ZIP code
JO ANN JOHANNESSEN TRUST
UA DTD NOV 1 2004 JOHANNESSEN TRUST
LAS VEGAS NV 89130

G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? 1-Individual

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	0 %	0 %
Loss	100 %	100 %
Capital	50 %	50 %

K Partner's share of liabilities at year end:

Nonrecourse \$

Qualified nonrecourse financing \$

Recourse \$

L Partner's capital account analysis:

Beginning capital account	\$	361,157
Capital contributed during the year	\$	57,950
Current year increase (decrease)	\$	-62,093
Withdrawals & distributions	\$	(0)
Ending capital account	\$	357,014

☒ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

☐ Final K-1 ☐ Amended K-1

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0	15 Credits
2 Net rental real estate income (loss)	-62,093	
3 Other net rental income (loss)	0	16 Foreign transactions
4 Guaranteed payments		
5 Interest income	0	
6a Ordinary dividends	0	
6b Qualified dividends	0	
7 Royalties	0	
8 Net short-term capital gain (loss)	0	
9a Net long-term capital gain (loss)	0	17 Alternative minimum tax (AMT) items
9b Collectibles (28%) gain (loss)	0	
9c Unrecaptured section 1250 gain	0	
10 Net section 1231 gain (loss)	0	18 Tax-exempt income and nondeductible expenses
11 Other income (loss)	0	
12 Section 179 deduction	0	19 Distributions
13 Other deductions	0	
14 Self-employment earnings (loss)	0	20 Other information

*See attached statement for additional information.

For IRS Use Only

651117

OMB No. 1545-0123

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2017

For calendar year 2017, or tax year

beginning / / ending / /

Partner's Share of Income, Deductions,
Credits, etc.

See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
884889B Partnership's name, address, city, state, and ZIP code
JO & MIKE PROPERTIES LLC
6490 W DESERT INN RD

LAS VEGAS NV 89146

C IRS Center where partnership filed return

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
888-3077F Partner's name, address, city, state, and ZIP code
MIKE MOORE
PO BOX 30211
LAS VEGAS NV 89173G ☒ General partner or LLC member-manager ☐ Limited partner or other LLC memberH ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? 1-Individual

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	0 %	0 %
Loss	0 %	0 %
Capital	50 %	50 %

L Partner's share of liabilities at year end:

Nonrecourse	\$
Qualified nonrecourse financing	\$
Recourse	\$

M Partner's capital account analysis:

Beginning capital account	\$
Capital contributed during the year	\$
Current year increase (decrease)	\$ 0
Withdrawals & distributions	\$ (0)
Ending capital account	\$ 0

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explaining)

N Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No
 If "Yes," attach statement (see instructions)
☐ Final K-1☐ Amended K-1Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0	15 Credits
2 Net rental real estate income (loss)	0	
3 Other net rental income (loss)	0	16 Foreign transactions
4 Guaranteed payments		
5 Interest income	0	
6a Ordinary dividends	0	
6b Qualified dividends	0	
7 Royalties	0	
8 Net short-term capital gain (loss)	0	
9a Net long-term capital gain (loss)	0	17 Alternative minimum tax (AMT) items
9b Collectibles (28%) gain (loss)	0	
9c Unrecaptured section 1250 gain	0	
10 Net section 1231 gain (loss)	0	18 Tax-exempt income and nondeductible expenses
11 Other income (loss)	0	
12 Section 179 deduction		19 Distributions
13 Other deductions		
14 Self-employment earnings (loss)	0	20 Other information

For IRS Use Only

See attached statement for additional information.

Form **4562**

Department of the Treasury
Internal Revenue Service (551)

Depreciation and Amortization
(Including Information on Listed Property)

▶ Attach to your tax return.
▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

QMS No. 1545-0172
2017
Attachment
Sequence No. 179

Name(s) shown on return
JO & MIKE PROPERTIES LLC

Business or activity to which this form relates

Identifying number
4562

Part I Election To Expense Certain Property Under Section 179
Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	510,000
2	Total cost of section 179 property placed in service (see instructions)	2	0
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,030,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	510,000

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	0
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	0
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	0
10	Carryover of disallowed deduction from line 13 of your 2016 Form 4562	10	0
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	510,000
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	0
13	Carryover of disallowed deduction to 2018. Add lines 9 and 10, less line 12	13	0

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	0
15	Property subject to section 168(j)(1) election	15	0
16	Other depreciation (including ACRS)	16	0

Part III MACRS Depreciation (Don't include listed property.) (See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2017	17	21,794
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B—Assets Placed in Service During 2017 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property		0	0			0
b 5-year property		0	0			0
c 7-year property		0	0			0
d 10-year property		0	0			0
e 15-year property		0	0			0
f 20-year property		0	0			0
g 25-year property		0	0			0
h Residential rental property		0	0			0
i Nonresidential real property		0	0			0

Section C—Assets Placed in Service During 2017 Tax Year Using the Alternative Depreciation System

20a Class life		0	0			0
b 12-year		0	0			0
c 40-year		0	0			0

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	0
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	21,794
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 12506N Form 4562 (2017)

Form 4562 (2017)

Page 2

Part A Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)24a Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No 24b If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
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25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) . 25

26 Property used more than 50% in a qualified business use:

27 Property used 50% or less in a qualified business use:

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 . 28 0

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 . 29 0

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1	(b) Vehicle 2	(c) Vehicle 3	(d) Vehicle 4	(e) Vehicle 5	(f) Vehicle 6
30 Total business/investment miles driven during the year (don't include commuting miles)						
31 Total commuting miles driven during the year						
32 Total other personal (noncommuting) miles driven						
33 Total miles driven during the year. Add lines 30 through 32	0	0	0	0	0	0
34 Was the vehicle available for personal use during off-duty hours?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
35 Was the vehicle used primarily by a more than 5% owner or related person?						
36 Is another vehicle available for personal use?						

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons (see instructions).

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.)		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part A Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2017 tax year (see instructions):					
43 Amortization of costs that began before your 2017 tax year				43	0
44 Total. Add amounts in column (f). See the instructions for where to report				44	0

Form 4562 (2017)

Form **8825**
(Rev. September 2017)
Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

► Attach to Form 1065, Form 1065-B, or Form 1120S.
► Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name JO & MIKE PROPERTIES LLC

Employer identification number

20-834889

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.							
	Physical address of each property—street, city, state, ZIP code				Type—Enter code 1–8; see page 2 for list	Fair Rental Days	Personal Use Days
A	6490 W DESERT INN RD LAS VEGAS NV 89146				1	365	0
B							
C							
D							

Rental Real Estate Income		Properties			
		A	B	C	D
2	Gross rents	0			
Rental Real Estate Expenses					
3	Advertising				
4	Auto and travel	0	0	0	0
5	Cleaning and maintenance				
6	Commissions				
7	Insurance				
8	Legal and other professional fees				
9	Interest	37,130			
10	Repairs				
11	Taxes	3,020			
12	Utilities	149			
13	Wages and salaries				
14	Depreciation (see instructions)	21,794	0	0	0
15	Other (list) ►				
Total Other Expenses					
16	Total expenses for each property. Add lines 3 through 15	62,093	0	0	0
17	Income or (loss) from each property. Subtract line 16 from line 2	-62,093	0	0	0
18a	Total gross rents. Add gross rents from line 2, columns A through H				0
18b	Total expenses. Add total expenses from line 16, columns A through H				62,093
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				0
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)				
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.					
(1) Name		(2) Employer identification number			
21	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2; or • Form 1065-B: Part I, line 4				-62,093

For Paperwork Reduction Act Notice, see instructions.

Cat. No. 19136Z

Form 8825 (Rev. 9-2017)

DECLARATION OF MANAGING MEMBER OF JO & MIKE PROPERTIES, LLC

I Michael Moore am over the age of 18, and I am competent to make this declaration. This declaration is made based on personal knowledge. I am the managing member of Jo & Mike Properties, L.L.C. ("Debtor"). I have reviewed the books and records of Debtor, and no balance sheet, statement of operations, or cash-flow statement has been prepared

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 10, 2018

By 
Managing Member